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Sullivan County Assessor's Office

To: Barry Wood, Assessment Division Director
From: Vicki Talpas, Sullivan County Assessor
CC: Mark Folkerts, Bill Birkle
Date: 5/27/2009
Re: Sullivan County Narrative

Dear Mr. Wood,

For the purposes of trending the following Townships were combined; Cass and Jefferson, Curry, Fairbanks and Jackson, Haddon and Gill, Hamilton and Turman for use in the ratio study. All townships combined for use are contiguous and of similar makeup.

Cass and Jefferson are contiguous townships located in the southeast portion of Sullivan County and are predominately rural in composition. Cass has one small town, Dugger, while Jefferson has one very small town, Pleasantville. Combining the two townships produced only fifteen valid sales which were used in this ratio study.

Curry, Fairbanks and Jackson Townships are located along the northern part of Sullivan County and are predominately rural in composition. There is one small town in both Fairbanks and Jackson Townships, Fairbanks and Hymora respectively, and two in Curry Township, Farmersburg and Shelburn. Combining the three townships yielded thirty-one valid sales which were used in this ratio study.

Haddon and Gill Townships are located in the southwest part of Sullivan County and are extremely rural in composition. There are two small towns in Haddon Township, Paxton and Carlisle, and one, Merom in Gill Township. There were only five valid sales used for this ratio study and all were in Haddon Township.

Lastly, Hamilton and Turman Townships, located in the central part of Sullivan County, were combined. Hamilton Township, which is the county seat, has one moderately sized town, Sullivan, but the remainder of the township is rural in composition. Turman Township is entirely rural in composition, with only one small town, Graysville. Combining these two townships produced seventy-three valid sales which were used in this ratio study.

Memo

County-wide residential vacant land sales have also been reviewed. This analysis supplied little usable data, for this reason we considered the current land to building allocations as such. In reviewing the allocation the data showed an average land allocation of 17%. This was deemed acceptable in light of a lack of usable data.

The 2009 Annual Adjustments and Ratio Study for commercial and industrial properties in Sullivan County were completed utilizing sales from a five county region. The counties included in this study were: Clay, Greene, Owen, Sullivan and Vermillion. All five counties are located in West-Central Indiana and consist of very similar markets. All are highly agricultural communities with small towns driving the predominant commercial infrastructure. Due to the lack of adequate volume of sales, consolidating the sales from these similarly situated counties to develop and employ an accurate trending was deemed a viable solution.

Please be aware that one half of Sullivan County has been completed for reassessment. Sullivan, Fairbanks, Curry and Jackson townships have been completed to date. This includes completion of residential, agricultural, commercial and industrial data collection, and review and data entry. All data submitted and utilized for the 2009 sales ratio study, as it refers to completed reassessment work is current and up to date.

Sincerely,

The Honorable Vicki Talpas
Sullivan County Assessor